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Flat 21 Darroch Gate
Coupar Angus Road
Blairgowrie
PH10 6GT

Offers over
£130,000



Flat 21 is situated within this contemporary retirement development on the first floor with a front facing outlook. The development was completed in February 2017. Set within communal gardens, close to Blairgowrie town centre amenities and local transport links, the property is suitable for the over 60s to enjoy who are able for independent living.

The accommodation comprises: hallway with large walk-in cupboard, lounge, kitchen, double bedroom with walk-in wardrobe and a wet room. The property benefits from light up switches in all rooms for guidance in the dark, electric heating, double glazing, house manager on site during office hours, a 24-hour support company is in place when the manager is off duty. The development has a camera door entry system that you can view on your TV, a lift to all floors, a homeowner communal lounge and a guest suite for visitors.

Externally the well-maintained garden grounds are laid to lawn with planted borders and a paved seating area. A parking space may be available at an extra cost and this should be discussed with the house manager directly.

Viewing is essential to appreciate this beautiful apartment.



Lounge 7.22m x 3.43m (23'8" x 11'3")

A bright room with ample space for dining furniture and a window with a Juliet balcony overlooking the front gardens.

Kitchen 2.93m x 2.26m (9'7" x 7'5")

Accessed from the lounge and fitted with a selection of cream gloss base and wall units, a ceramic hob with an extractor above, single oven, an integrated washer dryer, fridge freezer, and front facing window. There is also the addition of a plinth heater for additional heat in this room.

Bedroom 3.76m x 2.82m (12'4" x 9'3")

Offering views to the front and fitted with a large walk-in wardrobe.

Wetroom 2.14m x 2.06m (7'0" x 6'9")

A modern shower room fitted with a white suite comprising of wash hand basin, w.c. with an enclosed cistern, a glass panelled walk-in shower with a plumbed-in shower with rainfall fixed head and a separate removable shower wand. Feature wall mirror, heated towel rail and an extractor fan.



■ One Bedroom

■ Lounge Diner

■ Kitchen

■ Wetroom

■ Electric Heating & DG

■ Close To Public Transport

■ Short Distance From Town

■ Security Entrance System

■ Council Tax Band C

■ EPC Rating B

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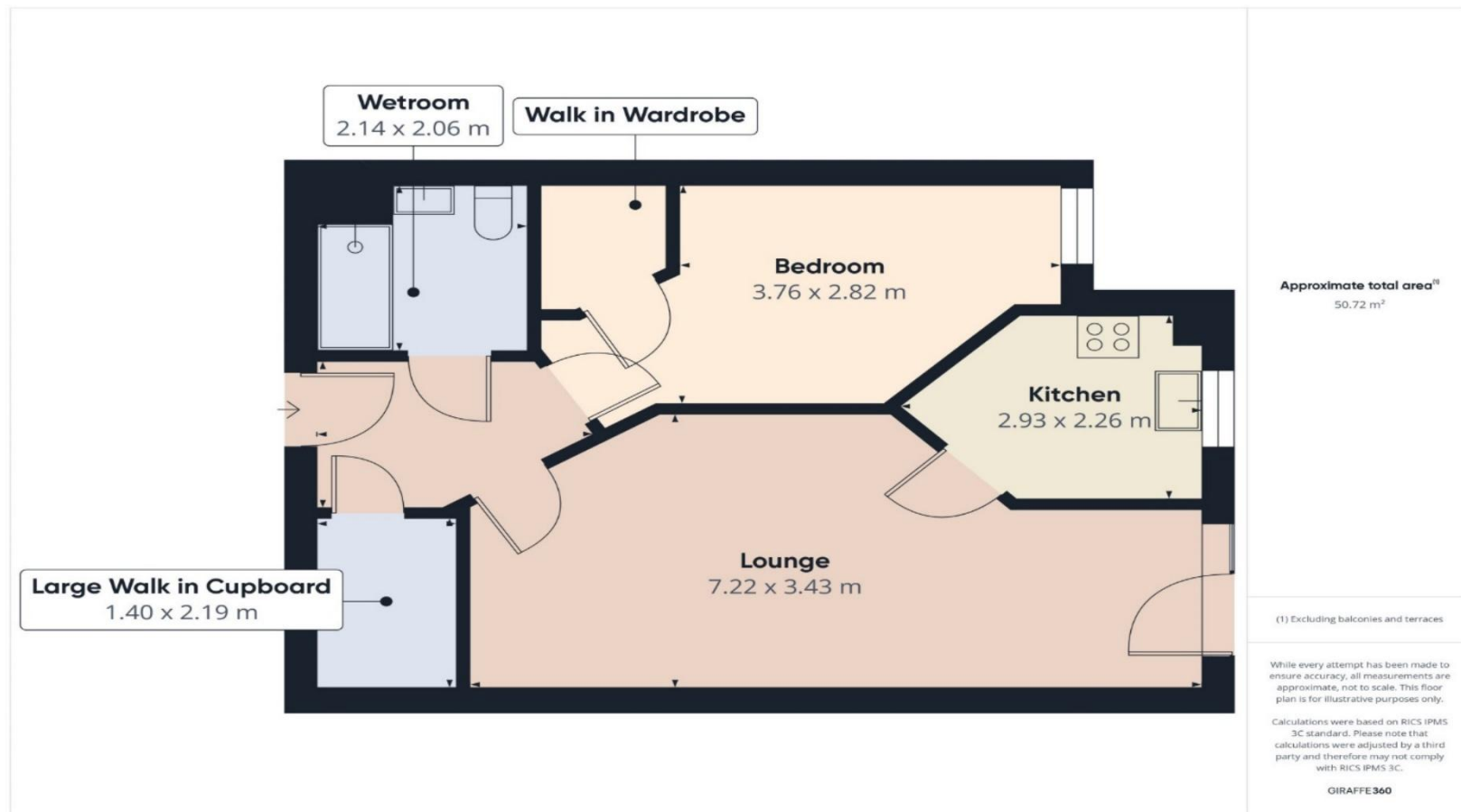






Directions: : The Darroch Gate development can be found on the right within a few minutes of leaving Blairgowrie on the A923 Coupar Angus Road. Number 21 is located on the first floor overlooking the front garden.

Viewing Arrangements:
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

property@hodge
33 Wellmeadow
Blairgowrie
PH10 6AS

Phone: 01250 870006
Email: property@hodesolicitors.co.uk
www.hodesolicitors.co.uk

